

# CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT



## FEE SCHEDULE

The following are subject to an additional 3% Technological Improvements fee and 3% Development Services fee unless otherwise noted

Fees are per unit unless otherwise specified

A permit will not be issued for less than \$1.00. Permit holder may apply for a refund for all but \$25.00 of the fee paid for permit work that has not been started.

Development Services Department charges an administrative fee of \$3.00 for staff to issue permits available on-line at [www.sanantonio.gov/dsd/online.asp](http://www.sanantonio.gov/dsd/online.asp). Currently, mechanical, electrical, and plumbing permits are available on line.

### VALUATION BASIS (for fees based on valuation)

Residential accessory building	
Finished	100% of valuation/sq. ft.
Unfinished interior (including carport)	50% of valuation/sq. ft.
Flatwork, patios, driveway	\$2.00/sq. ft.
Future construction - foundation only	\$3.00/sq. ft.
Detached accessory building foundation over 600 sq. ft.; Foundation over 600 sq. ft.	\$3.00/sq. ft.
For residential projects, determination of minimum value per square foot shall be established as follows:	
Wood frame	\$40.00/sq. ft.
Wood frame with masonry	45.00/sq. ft.
Solid masonry	58.00/sq. ft.
Concrete block on slab foundation	16.00/sq. ft.
Unknown valuation	\$124.00 at time of submission + the balance of the required fee payable at such time as the valuation is determined

### NEW CONSTRUCTION, ADDITIONS AND REMODEL EXISTING BUILDINGS

Building plan review and building permit fees are based on the valuation (building square footage times standard rate for occupancy) of each building or building addition. For fee calculation purposes, building square footage shall be the total area of all floors under roof and enclosed within the outer surface of the outside enclosing walls or columns. The fees for each separate building shall be separately calculated.

Minimum valuation of the work for residential projects shall be determined by the foregoing table and shall include architectural, structural, electrical, plumbing, mechanical work and contractor's profit.

Minimum valuation of the work for commercial projects shall be determined by the Building Official based on nationally recognized standards and shall include architectural, structural, electrical, plumbing, mechanical work and contractor's profit.

**PLAN REVIEW** (not subject to Technological Improvements or Development Services fee)

**Residential building\***

Valuation \$0 - \$24,000	\$33.00
Valuation \$24,001 - \$200,000	\$33.00+\$1.38/\$1,000, or fraction thereof, over \$24,000
Valuation \$200,001 - \$1,000,000	\$275.88+\$0.72/\$1,000, or fraction thereof, over \$200,000
Valuation \$1,000,001+	\$851.88+\$0.17/\$1,000, or fraction thereof, over \$1,000,000

\*Homes valued under \$100,000 will receive a 25% discount applied to the building plan review fees.

**Commercial building**

Valuation \$0 - \$1,000	\$33.00
Valuation \$1,001 - \$200,000	\$33.00+\$1.60/\$1,000, or fraction thereof, over \$1,000
Valuation \$200,001 - \$1,000,000	\$351.40+\$0.83/\$1,000, or fraction thereof, over \$200,000
Valuation \$1,000,001 - \$5,000,000	\$1,015.40+\$0.44/\$1,000, or fraction thereof, over \$1,000,000
Valuation \$5,000,001+	\$2,775.40+\$0.19/\$1,000, or fraction thereof, over \$5,000,000

Swimming pool \$20.00

Residential fence \$20.00

Residential re-roof \$25.00

Landscape \$27.50 minimum+11% of the building plan review fee

Commercial Irrigation \$75.00

Mobile home Installation \$13.00

Mechanical only (without building plan number) \$75.00/hr. (1 hr. minimum)

Electrical only (without building plan number) \$75.00/hr. (1 hr. minimum)

Plumbing only (without building plan number) \$75.00/hr. (1 hr. minimum)

Preliminary \$75.00/hr. (1 hr. minimum)

building, fire, mechanical, electrical, plumbing, drainage, tree  
preservation, commercial irrigation, sidewalk/traffic, landscape, fire alarm, fire sprinkler

Additional (i.e. revised) \$75.00/hr. (1 hr. minimum)

building, fire, mechanical, electrical, plumbing, drainage, tree  
preservation, commercial irrigation, sidewalk/traffic, landscape, fire alarm, fire sprinkler

After-hours (i.e. express) \$75.00/hr. (1 hr. minimum)

building, fire, mechanical, electrical, plumbing, drainage, tree  
preservation, commercial irrigation, sidewalk/traffic, landscape, fire alarm, fire sprinkler

Plan Review by Appointment Processing Fee \$200.00 per appointment

Plus additional plan review fees \$75.00/hr. (1 hr. minimum)

building, fire, mechanical, electrical, plumbing, drainage, tree  
preservation, commercial irrigation, sidewalk/traffic, landscape, fire alarm, fire sprinkler

Mail-in Building Plan Fee (Processing Fee for Building Plans received in the mail) \$500.00 per plan

Commercial Walk-Through Fee for Plans over 500 Square Feet \$100.00 per plan

Commercial Project Modification Request Fee \$75 per modification request

### BUILDING PERMIT AND INSPECTION

## Valuation\*

\$0 - \$1,000	\$31.46
\$1,001 - \$25,000	\$31.46+\$7.28/\$1,000, or fraction thereof, over \$1000
\$25,001 - \$75,000	\$206.18+\$5.72/\$1,000, or fraction thereof, over \$25,000
>\$75,000	\$492.18+\$1.25/\$1,000, or fraction thereof, over \$75,000

\*Homes valued under \$100,000 will receive a 25% discount applied to the building permit fees.

Commercial Conditional Permit Fees \$200.00

### (MECHANICAL) HEATING & AIR CONDITIONING PERMITS AND INSPECTIONS

Residential (new systems) \$77.00  
 Each additional system \$55.00

Inspection fee \$25.00

Roof-Top unit (gas or electric) \$15.85

Gas furnace; gas wall furnace; gas unit heater; gas radiant heater; gas boiler (steam); gas floor furnace; commercial gas dryer; gas boiler (hot water); gas duct heater \$9.60/ea.

Condensing unit; condensing unit/heat pump; indoor condensing unit; cooling coil; commercial exhaust fan; condenser (no compressor); commercial electric dryer; fan coil unit; fan powered box; type II range hood (steam); chiller; absorption unit; reach-in cooler; wall mounted unit; make-up air; heat pump; refrigeration unit; air handler; electric furnace; electric unit heater; electric radiant heater; ventilation fan; variable air volume unit; type I range hood (grease); fume hood; cooling tower; walk-in cooler; icemaker (split system); evaporative cooler (refrigeration equipment); hot water coil; remote condensing unit; condenser (refrigeration equipment); ventilating fan (not on other permitted installation); hood served by mechanical exhaust (including ducts and makeup air systems); condensing unit (mobile homes and manufactured housing); any regulated device for which no specific fee is listed; replacement of any device which originally required a permit \$6.25/ea.

Curtain fire damper; smoke damper; duct outlet; ceiling fire damper; smoke/fire damper \$2.00/ea.

### ELECTRICAL PERMITS AND INSPECTIONS

Inspection \$25.00

Outlet  
     1 - 10 \$0.26/ea.  
     >10 \$0.16/ea.

Ceiling; wall; receptacle; switch; transformer, bell; vent-a-hood \$0.16/ea.

Motor, fractional horse power (h.p.) \$1.10  
     1 – 7 ½ h.p. \$2.15  
     8 – 25 h.p. \$3.25

26 – 50 h.p.	\$8.10
>51 h.p.	\$10.80
Exhaust fan (24" or less); ceiling fan; attic fan (motor fee if over 5 h.p.); blower fan (motor fee if over 5 h.p.); furnace fan and wiring; oil burner, wiring motor and control; main or sub-feeder; operated heating unit; storage battery room (50+ volts); motor generator (in addition to motor); auto; electric water heater; service drop (overhead to building); line pole and conductor; manhole and equipment; service feeder (at manhole to building); underground work; mercury vapor or sodium fixture	\$1.60/ea.
Sign, circuit connection (must be performed by Master Electrician); safe, switch circuit breaker (30+ amps); appliance outlet (no range or water heater) – includes garbage disposal, dishwasher, washer, dryer, refrigerator	\$1.10/ea.
Standard fixture	
1	\$0.31
>1	\$0.16/ea.
Fluorescent fixture (commercial., incandescent, office)	
1	\$0.50
>1	\$0.26/ea.
Neon fixture	\$1.50
Transformer	\$1.00
Transformer (for lighting/power or welding) (Kilo Volt Amperes – K. V. A.)	
0 – 7 ½ K.V.A.	\$1.60
8 – 25 K.V.A.	\$2.70
26 – 49 K.V.A.	\$4.30
>49 K.V.A. (requires Professional Engineer)	\$9.70
Meter loop (temporary construction); 30-day reconnect; temporary on-permanent set (T.O.P.S.); work with City Public Service (CPS); paint spray booth; capacitor	\$2.15/ea.
Meter loop (ratings)	
0 – 60 amps	\$1.60
61 – 200 amps	\$3.25
201 – 400 amps	\$4.85
401 – 600 amps	\$6.50
>600 amps	\$8.65
Electric range	\$2.70
Repair work (15 days)	
Commercial	\$3.25
Industrial	\$3.25
Resistor and reactor assembly; x-ray machine	\$3.25
Switchboard (sub-feeder or breaker assembly)	
1 – 4 switchboards	\$8.65/ea.
>4 switchboards	\$1.60/ea.
Panel, board (in circuits)	
1 – 24 circuits	\$1.60/ea.
>24 circuits	\$3.25/ea.
Any class 1-2-3-4 of Article 500 of the National Electrical Code (N.E.C.)	\$1.00

Motion picture theatre (including booth)	\$8.85
Reconnect	
30 day (cleaning)	\$2.15
180 day (leasing)	\$12.90
Maintenance Permit Fee (electric only)	\$20.00 per permit plus \$021 per residential apartment unit, and \$7.00 per 10,000 sq. ft. of commercial space

## PLUMBING, GAS, SEWER, IRRIGATION, AND MEDICAL GAS PERMITS AND INSPECTIONS

Inspection	\$34.00
Fixture; water line; drain; appliance; roof drain; reverse osmosis	\$4.60/ea.
Grease trap; oil separator; sand trap; lint trap; neutralization tank (or tank receiving discharge of liquid waste from fixtures); drain, appurtenance; appliance	
0 – 500 gallons	\$10.00
>500 gallons	\$15.00
Water heater, vent	\$5.95
Back-flow prevention device	
0" – ¾"	\$15.00
1"	\$20.00
1 ¼"	\$45.00
1 ½"	\$55.00
2"+	\$75.00
Water softener	\$14.85
Gas inspection	\$34.00
1 – 5 openings	\$8.00/ea.
>5 openings	\$2.85/ea.
Gas test; extension (with 1 opening); replace gas line; split meter; move meter; butane conversion	\$5.95/ea.
Reclaim water line openings inspection	\$34.00
1 – 4 openings	\$40.00
>4 openings	\$5.00/ea.
Trench (per connection)	\$25.00
Curb	\$0.09/linear ft.
Flat work	\$0.09/sq. ft.
Utility line maintenance/repair cut	\$25.00
Additional cut in same/adjacent blocks (same permit and same cut)	\$15.00
Sewer inspection	\$34.00
0 – 60 ft.	\$4.60
61 – 150 ft.	\$15.00
151 – 300 ft.	\$28.00
301 – 500 ft.	\$43.00
501 – 750 ft.	\$58.00
751 – 1,000 ft.	\$75.00
>1,000 ft.	\$100.00

Medical gas inspection (oxygen – O <sub>2</sub> ; nitrous oxide – N <sub>2</sub> O; medical compress air – MedAir; Nitrogen – N <sub>2</sub> ; vacuum – Vac; carbon dioxide – CO <sub>2</sub> ; helium – He)	\$34.00
1 – 5 openings	\$10.00
>5 openings	\$2.50/ea.
Topping Fees (Not applicable to dirt or gravel streets)	
0 – 20 sq. ft.	\$27.50
21 – 200 sq. ft. (per 10 sq. ft.)	\$6.50/ea.
>200 sq. ft. (per yard)	\$4.30/ea.
Sidewalk, gutter, curb	
Curb	\$0.15/linear ft.
Flat work	\$0.15/sq. ft.
Irrigation System Inspection Fee	\$34.00
Residential Landscape Irrigation System Permit Fee	\$50.00
Commercial Landscape Irrigation System Permit Fee	\$100.00
Irrigation – Annual Irrigation Contractor Registration Fee	\$75.00

#### SIGNS/BILLBOARDS/BANNERS/INFLATABLES/TENTS

Portable sign annual inspection (electrical)	\$30.00
Billboard removal (electrical)	\$100.00
On-premise sign inspection	\$20.00
1 – 32 sq. ft.	\$10.80
>32 sq. ft.	\$10.80 + \$0.22/sq. ft.
Gas tube, electric	\$10.80
Incandescent	\$5.40 + \$0.22/socket
Height	\$2.00/linear ft.
Off-premise billboard inspection	\$20.00
1 – 75 sq. ft.	\$16.20
>75 sq. ft.	\$16.20 + \$0.22 sq. ft.
Banner inspection	\$20.00
Banner (cloth or other); street lightpole (across street)	\$5.40/ea.
Flag line	\$1.60
Inflatable inspection	\$50.00
Billboard annual inspection (inside City limits or extraterritorial jurisdiction – ETJ)	
1 – 72 sq. ft.	\$25.00
73 – 300 sq. ft.	\$45.00
301 – 672 sq. ft.	\$60.00
Tents (Not subject to Technological Improvements or Development Services fee)	\$75.00/tent/month

### TREE PRESERVATION (not subject to Technological Improvements or Development Services fee)

	<b>Residential</b>	<b>Commercial</b>
Tree Permit	\$35/Lot \$2,000 Maximum	\$75/Acre
Affidavit Option 1	\$35/Lot	\$75/Acre
No Protected Trees	\$1,000 Maximum	\$2,000 Maximum
Woodland Stand Permit	\$75/Acre \$2,000 Maximum	\$75/Acre \$2,000 Maximum
Plan Review Fee	\$75	\$75
Tree Certification Credit		\$100/project & \$1/inch (Tree Mitigation Fund)
Appeal		
Planning commission		\$145.00
City Council		\$145.00
Tree Maintenance License		\$150/Three Years (Four Hours Continuing Education)
Mitigation fund (no replacement)		\$100.00/in.
Other		At cost

### ZONING (includes Development Services fee)

Zoning procedures	
Zoning Commission (times 1.5 for ERZD environmental impact fee, if applicable)	
0 – 0.5 acres	\$350.00
0.51 – 5 acres	\$715.00
5.01 – 10 acres	\$890.00
10.01 – 25 acres	\$1,070.00
>25 acres	\$1,260.00
Conditional District	+\$160.00
City Council	
0 – 0.5 acres	\$350.00
0.51 – 5 acres	\$715.00
5.01 – 10 acres	\$890.00
10.01 – 25 acres	\$1,070.00
>25 acres	\$1,260.00
Zoning postponement request	\$405.00
Notification list	\$100.00
Zoning verification	\$135.00
Zoning site verification	\$210.00
Non-Conforming Rights Registration Fee	\$50/Address
Environmental impact fee	1.5 times zoning commission fee
Underground storage tanks transition zone	zoning commission fee

SUBDIVISION (includes Development Services fee)	
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Major subdivision plats	
Single-family	\$625.00+\$64.00/lot
Non single-family	\$625.00+\$480.00/acre
Minor subdivision plats (not to exceed 4 lots)	
0 – 3 acres	\$595.00+\$58.71/lot
3.01 – 10 acres	\$805.00+\$58.71/lot
10.01 – 20 acres	\$1,075.00+\$58.71/lot
>20 acres	\$1,610.00+\$110.00/acre over 20+\$58.71/lot
Amending plats	\$525.00
Deferrals	\$410.00
Vested Rights permit – Homestead (1 lot or less than 3 acres)	\$160.00
Vested Rights permit – Residential (over 1 lot or 3 acres or more)	\$500.00
Development plats (not subject to Technological or Development Services fees)	\$563.00
Emergency Add-On (Planning Commission)	\$442.90
Overpayment refund for platting fees (not subject to Technological or Development Services fees)	\$50.00
Plan amendment	\$257.50
Plan review for MDP, PUD, MAOZ, MHPP	\$500.00
Postponement/withdrawal of Planning Commission action	\$309.00
Public hearing notification list if not submitted (not subject to Technological or Development Services fees)	
Inside City limits	\$52.00
Outside City limits	\$104.00
Inside City limits plat recording fees (not subject to Technological or Development Services fees)	
Plat mylar	\$36.00/ea.
Document	
1 <sup>st</sup> page	\$14.00
Additional pages	\$2.00/ea.
Replat with notification (long public hearing)	\$460.00
Sewer impact fee per EDU (Equivalent Dwelling Unit) (not subject to Technological or Development Services fees)	
Inside service area	\$427.00
Outside service area	\$804.00
Time extension (site improvements only)	\$263.00
Vacating declaration (not in conjunction with replat)	\$295.00
Variance	\$151.00
Extra-Territorial Jurisdiction Certificate of Determination Fee	\$100.00



**ENGINEERING** (not subject to Technological Improvements or Development Services fee)

Drainage (Storm Water Participation Fee)	
Single-family and duplex residential	\$750.00/lot or \$1,200.00/acre, whichever is less
Non single-family residential	\$1,600.00/acre
Non residential	
<65% impervious cover	\$2,600.00/acre
≥65% impervious cover	\$3,000.00/acre
Traffic Impact Analysis (TIA) study	
Level 1	\$300.00
Level 2	\$800.00
Level 3	\$1,000.00
Street signs	\$166.50/sign
Street lights	
100 watt high pressure sodium	\$1,173.00/unit
250 watt high pressure sodium single arms	\$2,369.00/unit
250 watt high pressure sodium double arms	\$3,047.00/unit
250 watt high pressure sodium decorative double arms	\$3,500.00/unit
Rock soil conditions	\$401.00/site
Trenching	\$12.70/linear ft.

**LICENSES AND EXAMS** (not subject to Technological Improvements or Development Services fee)

Demolition contractor	
Initial – City license	\$85.00
Renewal – City license	\$32.50
House mover – City license	\$50.00
Home improvement contractor	
Initial – City license	\$100.00
Renewal – City license	\$50.00
Salesman	
Initial – City license	\$50.00
Renewal – City license	\$30.00
Plumbing – annual State license registration for Master license	\$75.00
Homebuilders – annual State license registration for homebuilders	\$75.00
Street number painter	
Initial – City license	\$25.00
Renewal – City license	\$12.50
Sidewalk contractor – City license	\$50.00
Heating and Air Conditioning (Mechanical) – <b>Contractors must have a City license or must register their state license to obtain a Heating and Air Conditioning (Mechanical) Permit</b>	
Master	
Examination – City license (last examination will be held in October 2007)	\$75.00
Re-examination – City license	\$37.50
Initial – City license	\$250.00
Renewal – City license	\$125.00
Annual state license registration	\$75.00

Technician (journeyman) (may only perform work not requiring a permit)	
Examination – City license (last examination in January 2005)	\$25.00
Re-examination – City license	\$12.50
Initial – City license	\$50.00
Renewal – City license	\$25.00
Apprentice	
Renewal – City license	\$10.00
<b>Electrician – Contractors must have a City license or must register their state license to obtain an Electric Permit</b>	
Master	
Initial – City license	\$250.00
Renewal – City license	\$125.00
Annual State license registration	\$75.00
Journeyman	
Initial – City license	\$80.00
Renewal – City license	\$42.00
Restricted residential wireman	
Initial – City license	\$50.00
Renewal – City license	\$25.00
Maintenance electrician	
Initial – City license	\$50.00
Renewal – City license	\$25.00
Maintenance technician (may only perform work not requiring a permit)	
Initial – City license	\$30.00
Renewal – City license	\$30.00
<b>Sign Operator - Contractors must have a City license or must register their state license to obtain an Electric Sign Permit</b>	
Master sign electrician	
Renewal – City license	\$100.00
Annual State license registration	\$75.00
Billboard operator	
Examination – City license	\$75.00
Re-examination – City license	\$37.50
Initial – City license	\$375.00
Renewal – City license	\$375.00
Commercial sign operator	
Examination – City license	\$75.00
Re-examination – City license	\$37.50
Initial – City license	\$100.00
Renewal – City license	\$100.00
Sign technician	
Initial – City license	\$30.00
Irrigation – Annual Irrigation Contractor Registration	\$75.00
Tree Maintenance License	\$150/Three Years (Four Hours Continuing Education)

## BOARDS (not subject to Technological Improvements or Development Services fee)

Building and Fire Code Board of Appeals	\$155.00
Electrical Examining and Supervising Board of Appeals	\$155.00
Mechanical Board of Appeals	\$155.00
Plumbing Board of Appeals	\$155.00
Appeals of trade boards to City Council	\$155.00
Board of Adjustment	
Appeals	\$300.00
Postponement	\$125.00
Sign appeal	
Variance appeal	\$300.00
Interpretations appeal	\$150.00
Appeals of sign cases to City Council	\$300.00

## MISCELLANEOUS (not subject to Technological Improvements or Development Services fee)

Development services (additional charge to certain fees to fund development services improvements)	3%
Technological improvements (additional charge to the following permits to fund technology improvements for development services: all building, electrical, mechanical, plumbing, sidewalk, trench, sign, medical gas, gas, and sewer)	3%
Development process manual (charge to recoup actual cost for binding and printing a comprehensive guide to the City's development process and services)	\$20.00
Certificates of occupancy (C of O)	
1 unit	\$171.60
2 units – 50 units	\$171.60+\$24.96/unit over 2
51 units – 100 units	\$1,369.68+\$12.48/unit over 51
101 units – 200 units	\$1,981.12+\$5.51/unit over 101
201+ units	\$2,526.61+\$1.92/unit over 201
Temporary	\$500.00
Temporary extension	\$50.00
Pro-rated C of O	\$40/inspection
Duplicate copy of license or C of O (official)	\$5.00+tax
Photo-copy of license or C of O (unofficial)	\$1.00
Permit reprint	\$1.00+tax
Weekly, monthly or yearly activity report	\$1.00/page+tax
Inspection report	\$1.00/page+tax
Barricades, on City streets (including sidewalks and alleys)	\$0.04/sq. ft./day

Address correction fee (chargeable to party that provided); research service; incorrect address or DBA on permit or C of O	\$25.00
Garage/Yard sale	
In person at office locations or kiosks	\$15.00
Through H.E.B. grocery stores	\$16.00
Building moves	
One section, on private property	\$18.00
< 400 sq. ft., on City streets	\$37.00/section/day
> 400 sq. ft., on City streets	\$90.00/section/day
Reproduction (there will be an additional 10% charge for each copy requiring special processing/preparation and binding)	
≤ 8 ½" x 14" (charges restricted by state law)	
1 <sup>st</sup> page	\$0.55
2+ pages	\$0.15/ea.+tax
> 8 ½" x 14"	
1 sq. ft. – 23 sq. ft.	\$4.50/sq. ft.
23+ sq. ft. – 500 sq. ft.	\$0.10/sq. ft.
500+ sq. ft. – 1,000 sq. ft.	\$0.07/sq. ft.
1,000+ sq. ft.	\$0.05/sq. ft.
Demolition	
Residential	
Single-story	\$40.00
Multi-story	\$80.00
Commercial	
Single-story	\$75.00
2 - 3 stories	\$150.00
>4 stories	\$500.00
Inspections for which no fee is specifically indicated	\$30.00/hr. (½ hr. minimum)
After-hours inspection fee	\$30.00/hr. (2 hr. minimum)
Outside city limits inspection; preliminary plat addressing (for plats requiring a field check and/or have 10+ lots)	\$50.00
Reinspection (subject to additional Development Services fee)	
building, mechanical, electrical, plumbing, fire, health, sidewalk and trench tree preservation	\$50.00
DBA electrical (name change on Master electrician license)	\$15.00
Street name change	
Processing	\$250.00
Installation (per overhead sign)	\$162.86
Installation (per ground mounted sign)	\$132.70
Legal description	\$1.25
Duplicate copies of license or C of O	\$5.00+tax
Notary public	\$3.00